



AGENDA ITEM:

**PLANNING COMMITTEE:
13TH APRIL 2017**

Report of: Director of Development and Regeneration

**Contact: Mrs. C. Thomas (Extn.5134)
Email: catherine.thomas@westlancs.gov.uk**

SUBJECT: LATE INFORMATION

1.0 INTRODUCTION

The information below has been received since compilation of your Agenda. The following also includes suggested adjustments to the recommendations further to the receipt of late plans and/or information.

2.0 ITEM 7 – PLANNING APPLICATIONS

**REPORT NO. 1 – LAND TO THE WEST OF 15 LABURNUM DRIVE,
SKELMERSDALE**

The Highway Authority has provided comments on this application and has confirmed that they have no objection in principle to a proposed residential development at this location.

REPORT NO. 5 – BURSCOUGH AFC, VICTORIA PARK, MART LANE

I have received further objections from four residents of West Lancashire and one from Skelmersdale football club, commenting that:

The lease from Chequer held by Skelmersdale Football Club is valid until 17th November 2017. There is no agreement in place for the use of parking spaces at the ground. Chequer will not have access to these spaces until the lease has expired. The park and ride plan outlined by Chequer, a fundamental part of their scheme, will be unable to operate for approximately the first thirteen weeks of the 2017/18 football season. The transport plan is seriously compromised by this situation, a fact which Chequer have not made clear to all interested parties;

Will be affected by sound, light and flooding;

Parking;

Impact on wildlife;

Would like to know why as the existing pitch is there and available they do not just fix it up.

OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Details of the annual car parking strategy for the proposed football ground will be required via the proposed S106 obligation. Whilst the current lease may prevent parking at Skelmersdale United's ground, the lease is due for renewal and the site owner will be able to factor any subsequent parking requirements into a future lease.

Other issues raised are addressed in the agenda report.

CONDITIONS

It is proposed to amend the conditions as follows:

Condition 2 refers to plan reference 3765-304 Revision B received on the 27th October 2016. This is amended to refer to plan reference 7365-304 Revision C received on 3rd November 2016.

Condition 3 refers to plan reference 3765-304 Revision B. This is amended to refer to plan reference 7365-304 Revision C.

REPORT NO. 6 – LAND NORTH OF JUNCTION WITH LIVERPOOL ROAD SOUTH, PIPPIN STREET, BURSCOUGH

I have received the following information since the main agenda report was written:

CONSULTEE RESPONSES

LCC Highways (04.04.2017) – No objection. The increase in office floorspace is approx. 41sq m above the approved scheme which would equate to 1 additional car parking space. The level of car parking for the proposed offices is considered to be acceptable.

40 spaces will be accessed of Tollgate Road utilising the access previously approved for the proposed ambulance station.

This car park previously provided 16 spaces for the ambulance station, therefore there will be an additional 17 vehicles utilising the access than previously approved.

As this car park will be solely for the use of office block A where staff would likely arrive in the morning and leave in the evening, I would not consider the increase in vehicle movements to be significant from the use already approved.

I have also received a second objection from Burscough Flooding Group (BFG) on the grounds of:

The development would add foul flow to a system that is hydraulically inadequate and increase the flooding risk to residents of Admiralty Close and Lordsgate Lane. Would remove that objection if United Utilities put in place a solid plan to increase the capacity of the sewer network in Lordsgate Lane and Admiralty Close before the final Booths development is finished and occupied;

In terms of the revised SUDs system it is discharging water into a hydraulically inadequate system and BPC intend to employ an independent drainage expert to look at the developers plans. Ask that the Committee kindly consider delaying any decision on 2016/1318/FUL until their report can be considered by the Committee Members;

Since original objection BFG has attended a site meeting with the development's representative, Ian Summersgill to discuss site and flooding;

Request deferral to allow BFG to employ independent drainage engineer to look at the application.

OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Matters relating to drainage are fully addressed in the agenda report.

It is proposed to revise a number of conditions as follows:

CONDITIONS

Condition 4 revised to read:

Notwithstanding the submitted plans, full details of the location and design of the lower car park barrier shall be submitted to and approved in writing by the Local Planning Authority. The barrier shall be installed in accordance with the agreed details prior to first use of the car park.

Condition 5 revised to read:

The lower car park (accessed off Tollgate Road) shall be used in association with the herby approved offices only and shall not be for public use.

Condition 6 revised to read:

Each office building shall not be brought into use until the louvres have been installed on the first floor windows of that building and the louvres shall be retained and maintained thereafter.

Condition 9 revised to read:

Within a period of 9 months from the date when any part of the development hereby approved is brought into use the approved landscaping scheme shall be carried out. All trees and shrubs planted shall comply with BS. 3936 (Specification of Nursery Stock) and shall be planted in accordance with BS. 4428 (General Landscape Operations). All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.

REPORT NO. 9 – LAND TO REAR OF 153 TO 167A BLAGUEGATE LANE, FIRSWOOD ROAD, LATHOM

Following their initial consultation response dated 13.10.16 Lancashire County Council School Planning Team were re-consulted to consider if their position had changed during the course of the assessment of the application. They advised 24.03.17 that as per their original response an education contribution is not required.

Following the submission of amended plans to show a clear footpath link to the public open space, condition number 2 has been changed to include the amended plans as follows:

The development hereby approved shall be carried out in accordance with details shown on the following plans:-

Plan reference 'Planning Layout – PL01G' received by the Local Planning Authority on 11.04.17.

Plan reference 'Affordable Housing Plan – AF01' received by the Local Planning Authority on 02.03.17.

Plan reference 'Location Plan – LP01' received by the Local Planning Authority on 29.09.16.

Plan reference 'Fencing Layout – FL02C' received by the Local Planning Authority on 27.02.17.

Plan reference 'Materials Layout – ML01D' received by the Local Planning Authority on 27.02.17.

Plan reference 'Schematic Drainage Layout Sheet 1 – 15073/01/1L' received by the Local Planning Authority on 27.02.17.

Plan reference 'Schematic Drainage Layout Sheet 3 – 15073/01/3L' received by the Local Planning Authority on 27.02.17.

Plan reference 'Substation – GTC-E-SS0011_R1-8_1_of_1' received by the Local Planning Authority on 29.09.16.

Plan reference 'Topographical Survey – 7022/01A' received by the Local Planning Authority on 29.09.16.

Plan reference 'Topographical Survey – 7022/02A' received by the Local Planning Authority on 29.09.16.

Plan reference 'Housetype Range' received by the Local Planning Authority on 29.09.16.

Plan reference 'Fence and Wall Elevations' received by the Local Planning Authority on 29.09.16.

Plan reference 'Planting Plan 1 of 3 – EA/5314/100/01D' received by the Local Planning Authority on 10.04.17.

Plan reference 'Planting Plan 2 of 3 – EA/5314/100/02D' received by the Local Planning Authority on 10.04.17.

Plan reference 'Planting Plan 3 of 3 – EA/5314/100/03E' received by the Local Planning Authority on 10.04.17.

Plan reference '1030-F01B' received by the Local Planning Authority on 13.01.17.